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## Notice of an auction for an immovable in enforcement proceedings

Public from: 21.01.2025

Public until: until the end of the enforcement procedure or the end of the validity of the sales advertisement, but no longer than 1 year

Kohtutäitur Elin Vilippus publishes this announcement under [Subsection 2 of § 153 of the Code of Enforcement Procedure \(TMS\)](#).

The bailiff sell the following assets in a <https://www.oksjonikeskus.ee> in the auction environment of the Chamber of bailiffs and bankruptcy administrators electronic auction:

1-room apartment property belonging to Toomas-Siim Teresk with location of Sääse tn 10-50, town of Tamsalu, rural municipality of Tapa

Apartment ownership is entered in the register part of the land registry department of Tartu County Court No 5028831 (cadastral code 78701:003:0064) 100% residential land, Lääne-Viru County, Tapa Rural Municipality, Tamsalu City, Sääse tn 10.

298/27007 a meaningful part of the immovable property and dwelling No 50 of the object of special ownership, the total area of which is 29.80 m<sup>2</sup> and the designation of which in the plan is 50. Other apartment ownerships of the same immovable No 5023931, No 5024031, No 5024131, No 5024231, [?], No 5029631, No 5029731, No 5029831. The object and content of the special ownership pursuant to the Agreement on Special ownership of 29.12.2009 and the building distribution plan which forms part thereof.

Area of immovable property 3990,0 m<sup>2</sup>

1-room apartment, 2 nd floor

The rights established by third parties together with their rankings and other restrictions on immovable property ownership encumber the apartment ownership belonging to the debtor:

In Division III, entry No 1 - prohibition notation to prohibit disposal of immovable property in favour of Revensen OÜ (registry code 16625699), Elin Vilippus.

An auction shall be conducted to satisfy the claims secured by the prohibition notation. A prohibition notation encumbering apartment ownership shall be deleted after a successful auction.

Pursuant to subsection 43 (2) of the apartment ownership and apartment associations Act, which entered into force on 01.01.2018, upon transfer of apartment ownership in enforcement proceedings, the acquirer is not liable to the apartment association for the obligations arising from the transferor's apartment ownership which have become chargeable.

In order to secure claims arising from apartment ownership, an apartment association has the right of security over apartment ownership (hereinafter right of security of apartment association) pursuant to subsection 44 (1) of the apartment ownership and apartment associations Act. Pursuant to subsection (2), the provisions of law concerning mortgages ranked first apply to the right of security of apartment associations. In accordance with paragraph 158(3) of the TMS, the rights in the ranking behind the claim in execution are extinguished by declaring the offer to be the best. A right entered in the land register which belongs to a claimant and the claim arising from which a claim for payment was made is also deemed to be extinguished..

Opening price: 5 000 EUR(s). .

Proprietor: Toomas-Siim Teresk (national identification 39310100018) .

To participate in an auction, you must register in the auction environment on the asset page specified in this notice with a permanent link to: <https://www.oksjonikeskus.ee/oksjon/view/?okid=87450> and to pay a deposit of EUR 500 to Elin Vilippus current account No EE321010011610228222 (SEB). Payment statement: "Guarantee money 11.02.2025 12:00 for participation in auction ID87450. Real estate: Sääse tn 10, Tapa Rural Municipality, Lääne-Viru County. 'A deposit shall be deemed to have been paid as of the moment of receipt thereof. The deposit must have been received no later than 11.02.2025 at 12:00. Subsequent receipts will not be counted. The deposit paid by the buyer shall be included in the purchase price and returned to the other participants in the auction on the working day following the day of the auction.

Registration in the auction begin on 21.01.2025 at 09:00 and ends on 11.02.2025 at 12:00.

A person be registered as an auction participant if the application for registration and the necessary annexes to the application meet the conditions for the auction , deposit paid and the person may participate in the auction as a bidder.

The auction starts on 11.02.2025 at 14:00 and ends on 18.02.2025 at 14:00. The interval for the prolonged end is 5 minute(s).

The bid step for auctions be 50 EUR(s).

Bids can only be made in the auction environment according to the conditions indicated in the auction environment.

The winner of an electronic auction pay the purchase price on the working day following the day on which the auction ends, as pursuant to [§93\(3\) of TMS](#). If the purchase price exceeds EUR 12 700, the auction winner must pay one tenth of the purchase price immediately after the end of the auction, the remaining price having to be paid within 15 days.

#### THE RIGHTS OF THIRD PARTIES

Before the start of the auction, the person must inform the bailiff of his or her rights to the thing to be sold if it have not yet been notified to the bailiff, and the reasons for those rights should be given at the request of the bailiff. Persons holding rights which impede the auctioning shall, in agreement with the claimant or on the basis of a court decision, obtain the termination or suspension of the auctions before the day on which the result is distributed.

#### EXAMINATION OF THE ASSETS. ADDITIONAL INFO

If you have any questions, please call the bailiff's office at 684 0620 or send a letter to the [kinnisvara.vilippus@tatur.vilippus.ee](mailto:kinnisvara.vilippus@tatur.vilippus.ee) or bailiff's assistant Sergei Volf 514 0382, [sergei.volf@taturiabi.vilippus.ee](mailto:sergei.volf@taturiabi.vilippus.ee)

Examination of the immovable shall be subject to pre-registration. So far, the owner has not guaranteed access to the property.

Proceeding no: 022/2023/8492

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Announcement number 2409866